

**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Tess Nguyen, Associate Planner  
**DATE:** September 3, 2014

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 14-009 (ANAHEIM DUCKS FUTSAL FACILITY)**

**LOCATION:** 5555 McFadden Avenue, 92649 (north side of McFadden Avenue and east of Graham Street)

---

**Applicant:** Art Trottier, Huntington Beach Roller Rink, LLC, c/o Anaheim Ice, 300 W. Lincoln Avenue, Anaheim CA 92805

**Property Owner:** WCC Phase II Realty Holdings Co., LLC, c/o Saris-Regis Group, Attn: Property Manager Commercial Property Services Division, 18802 Bardeen Avenue, Irvine CA 92612

**Request:** a) To establish a 27,000 sq. ft. commercial recreation and entertainment use as an indoor soccer facility within an existing multi-tenant industrial center and (b) a 300-space parking reduction associated with the continuation of an existing 73,051 sq. ft. inline hockey facility and the establishment of a 27,000 sq. ft. indoor soccer facility based on a parking demand study..

**Environmental Status:** This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

**Zone:** IL (Industrial Limited)

**General Plan:** I-F2-d (Industrial—0.50 FAR Max—Design Overlay)

**Existing Use:** industrial buildings

---

**RECOMMENDATION:** Staff recommends approval of the proposed project based upon the following findings:

### **SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project consists of minor alterations to an existing industrial building involving no expansion in the overall floor area of the structure.

### **SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 14-009:**

1. Conditional Use Permit No. 14-009 for the establishment of the 27,000 sq. ft. commercial recreation and entertainment use as an indoor soccer facility within an existing multi-tenant industrial center and a 300-space parking reduction associated with the continuation of an existing 73,051 sq. ft. inline hockey facility and the establishment of a 27,000 sq. ft. indoor soccer facility based on parking demand study will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood. The project will be within an existing multi-tenant industrial center with a similar commercial recreation and entertainment use (inline hockey facility). The proposed use will be fully contained within the unit's interior and will not result in additional building floor. The project will not be located in close proximity to potentially sensitive land uses. The proposed use will not create any significant noise, traffic, odors, or other detrimental impacts onto surrounding properties and inconsistent with the subject property's industrial zoning. In addition, the request for reduced parking will not be detrimental to the value of the property and improvements in the neighborhood and was based on a parking demand analysis prepared by Kimley Horn and Associates, Inc. and Jason Melchor, a state-registered engineer (March 2014 and July 2014) and a transportation demand management plan prepared by Art Trottier (June 2014). The parking demand analysis compared the City's off-street parking requirements for the inline hockey facility and a field survey of the existing parking usage during two weekdays between 7:00 a.m. and 11:00 p.m. and one weekend day between 10:00 a.m. and 8:00 p.m. An analysis was also provided between the City's off-street parking requirements for the indoor soccer facility and the forecasted parking demand as determined by a case study of another indoor soccer facility (Long Beach Futsal) located in the City of Signal Hill during two weekday days between 4:00 p.m. and 10:00 p.m. The study found that peak parking demand was 120 parking spaces for the inline hockey facility and 43 parking spaces for the indoor soccer facility. The study concluded that the required 501 parking spaces under the HBZSO for both facilities was more than expected to be utilized during the highest peak parking demand. As a result, the parking demand analysis supports a 300-space reduction and concludes that adequate on-site parking can be accommodated for the existing inline hockey facility and proposed indoor soccer facility and all existing uses within the industrial center.
2. The proposed commercial recreation use within an existing multi-tenant industrial center will be compatible with surrounding uses because the commercial recreation and entertainment use will be conducted entirely within the building of an established multi-tenant industrial center containing similar and complementary uses. Potential noise impacts would be negligible since the unit is surrounded by industrial uses. Other existing indoor recreational uses have been primarily established within industrial areas and maintain similar characteristics to permitted industrial uses. The proposed commercial recreation and entertainment facility will not require additional parking based on a parking demand analysis

which concluded that sufficient on-site parking can be accommodated for the proposed use and all existing uses within the industrial center.

3. The proposed commercial recreation use will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), except minimum parking requirements, and any specific condition required for the use in the district in which it is located. The proposed commercial recreation and entertainment use is permitted within the IL (Industrial Limited) zoning district pursuant to Section 212.04 of the HBZSO. The proposed commercial recreation and entertainment facility will be located within an existing industrial center, which conforms to applicable site development standards in terms of minimum yard setbacks, minimum landscaping, and maximum floor area ratio with exception of the request for reduced parking. The request for reduced parking was submitted in conjunction with a parking demand analysis and a Transportation Demand Management Plan. The Plan incorporates transportation demand management measures such as bicycle racks, vanpool parking, and transit information.
4. The granting of the proposed commercial recreation and entertainment facility will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Industrial Limited on the subject property. In addition, it is consistent with the following goals and objective of the General Plan:

A. Land Use Element

Goal LU 12: Achieve the development of industrial uses that provide job opportunities for existing and future residents, as well as the surrounding subregion, and generate revenue for the City.

B. Recreation and Community Services Element

Goal RCS 1: Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.

Objective RCS 1.1: Encourage recreational opportunities unique to Huntington Beach which will enhance visitation and economic development.

The proposed use provides creative recreation activities for children and families. The indoor recreational use will add to the diversity of entertainment uses offered in the City. The industrial building provides sufficient space to be occupied by the proposed commercial recreation use. Other existing indoor recreational uses are primarily located in industrial areas and maintain similar characteristics of permitted industrial uses. The proposed use will market its services to local residents and residents in the surrounding region.

Additionally, the granting of reduced parking will not adversely affect the General Plan as it is consistent with the following goals and policy of the General Plan:

C. Circulation Element

Goal – CE 5: Maximize use of transportation demand management strategies to reduce total vehicle miles traveled and improve regional air quality.

Goal – CE 6: Ensure that the parking demands of non-residential uses do not adversely impact the City’s residential neighborhoods, that the City’s parking policies support reduced reliance on personal auto use and that the parking supply is adequate to meet City economic development objectives.

Policy – CE 6.1: Require that development projects supply parking that supports anticipated demands.

The parking demand analysis supports a 300-space reduction and concludes that adequate on-site parking can be accommodated for the proposed commercial recreation and entertainment use and all existing uses within the industrial center. A Transportation Demand Management Plan was included as part of the request and incorporates measures such as bicycle racks, vanpool parking spaces, and transit information to reduce vehicle trips.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 14-009:**

1. The site plan and floor plan received and dated March 12, 2014 shall be the conceptually approved design.
2. The use shall comply with the following:
  - a. The indoor soccer facility shall have no team building events.
  - b. Tournaments for the indoor soccer facility shall not occur at the same time as the tournaments for the inline hockey facility.
  - c. Only two (2) birthday parties per weekend shall be allowed for the inline hockey facility and indoor soccer facility.
3. CUP No. 14-009 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
4. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator’s action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
5. Incorporating sustainable or “green” building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building

practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.